



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

JULY 1, 2004

PRESENT: Cain, Fruit, Kennett, Pyle

ABSENT: Martin

LATE: None

STAFF: Senior Planner (SP) Linder, Associate Planner (AP) Tolentino

REGULAR MEETING

Vice-Chair Fruit called the meeting to order at 7:10 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Vice-Chair Fruit opened/closed the public hearing.

MINUTES:

JUNE 17, 2004:

BOARD MEMBERS KENNETT/CAIN MOTIONED TO APPROVE THE JUNE 17, 2004 MINUTES. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: MARTIN

SUBCOMMITTEE:

1. Digital Dr.-Lot 10
2. Nina Lane-Chen

NO COMMENTS

CONSENT CALENDAR:

1. **EXTENSION OF TIME, EOT-03-08: MONTEREY-MORENO:** The applicant is requesting a 90-day extension of time to complete site, architectural and landscape plans for a proposed 4,240 sq. ft. building located on Monterey Road, approximately 90 feet south of Cosmo Avenue in the General Commercial zoning district. (APN 767-18-002)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-019

**BOARD MEMBER KENNETT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 04-019
THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: CAIN, FRUIT, KENNETT, PYLE,
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN**

NEW BUSINESS

2. **UNIFORM SIGN PERMIT AMENDMENT, USPA-03-04: TENNANT-TENNANT STATION:** A request to amend the approved uniform sign program to allow a marquee theater sign for the Tennant Station Shopping Center located on the southeast corner of Tennant Ave. and Monterey Rd. (APN 817-06-039,040&041)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-020.

**BOARD MEMBER CAIN/PYLE MOTIONED TO APPROVE RESOLUTION NO. 04-020
SUBJECT TO THE FOLLOWING:**

Sign program shall include language allowing signs on both front and rear of the tenant spaces.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

**AYES: CAIN, FRUIT, KENNETT, PYLE,
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN**

3. **SITE REVIEW, SR-04-12: SUNNYSIDE-QUAIL CREEK:** A request for site architectural and landscape plan approval for phases 2 & 3 (34 lots) of the Quail Creek project located on the north east corner of the intersection of Watsonville Rd. and Sunnyside Ave. (APN 767-29-06)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-021

**BOARD MEMBER KENNETT/PYLE MOTION TO APPROVED RESOLUTION NO. 04-21
WITH THE FOLLOWING MODIFICATIONS:**

1. **Plan 6 shall be revised to provide additional articulation on the elevation facing Sunnyside Ave. The revised plan shall be reviewed and approved by a subcommittee of the Board prior to the issuance of a building permit.**

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

**AYES: CAIN, FRUIT, KENNETT, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN**

4. **SITE REVIEW, SR-04-01: TILTON-GLENROCK:** A request for site, architectural and landscape plan approval for phase 6 (24 units) of the Capriano project located on the east side of Hale Ave., south side of Tilton Ave. and west of Monterey Rd. (APNs 764-09-32 & 33)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-022

**BOARD MEMBER KENNETT/PYLE MOTION TO APPROVED RESOLUTION NO. 04-22
WITH THE FOLLOWING MODIFICATIONS:**

1. **The elevations for the “z” lots and BMR unit shall be revised to include additional articulation and provide detailed call outs for proposed materials and dimensions. Revised plans shall be returned to the Board for review and approval prior to the issuance of a building permit.**
2. **All landscape plans for the project shall include an even mix of deciduous trees and evergreens.**

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

**AYES: CAIN, FRUIT, KENNETT, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN**

OTHER BUSINESS

5. **SITE REVIEW, SR-04-09: RAILROAD - FREDERICO ENTERPRISES/LUSAMERICA:** The Board is requested to review and provide preliminary comments on a wholesale seafood distribution facility proposed to be located within an existing 65,160-sf industrial building. Approximately 5,480-sf of new construction is also proposed for a loading dock and truck service area.

Recommendation: Discussion.

THE BOARD OFFERED THE FOLLOWING COMMENTS:

1. The non painted concrete portion of the building should be pressure washed/scrubbed. Preferably painted.
2. The fencing and landscaping provided at the corner of Barrett and Railroad Ave. should be modified to provide greater visual interest.

ANNOUNCEMENTS: Date to be set for Council/Board workshop for review of the draft handbook.

ADJOURNMENT: Vice-Chair Fruit adjourned the meeting at 8:45 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator